

# **HISTORIC PRESERVATION COMMISSION**

## **Minutes**

September 9, 2004

Salisbury, North Carolina

The Historic Preservation Commission for the city of Salisbury met in regular session on Thursday, September 9, 2004, in the Council Chambers at the City Hall, 132 N. Main Street.

The meeting was called to order by the Chairman, Charles Paul. In addition to Mr. Paul, the following members were present: Ronald Fleming, Jeff Sowers, Kathy Walters, Wayne Whitman, and Michael Young

Absent: Mike Fuller, Anne Lyles

### **Certificates of Appropriateness**

H-52-04    **202 E. Bank St.** – Clyde Overcash, owner – Certificate of Appropriateness for metal roof – Red

#### **Not Present For the Meeting**

H-53-04    **1010 N. Main St.** – Thomas & Clara Marts, owner – Certificate of Appropriateness for construction of wooden deck on rear of house

#### **Not Present For the Meeting**

H-54-04    **415 W. Marsh St.** – Steve & Mary Arey, owner – Certificate of Appropriateness for exterior changes to house and garage (see attached list)

Mary Arey was sworn to give testimony for the request. Staff presented slides.

Ms. Arey proceeded to explain the items on the list presented of exterior changes to the house beginning with the garage. She testified that the brickwork on the garage, an addition to the house, shows significant cracks over the right and left corners over the garage door. However, an engineer who has inspected the garage thinks that it is sound. She said they would to side it with horizontal lap siding that would match the other gables on the house. From the slides she pointed out the scroll worked decorative board located above the garage door that will be changed to a straight edge board. All of the existing Masonite siding will be replaced with Hardy Plank.

Ms. Arey continued by testifying that the woodwork around the breezeway which is next to the garage will be painted. She stated that all the trim would be White or off White for now.

The windows in the 1981 addition located on each side of the brick chimney on the house will be replaced with single double-hung wooden windows that better compliment those in the original house. Also, the same addition has a flat tar roof that will be changed to a gable roof to match the rest of the house. The old gable roof will be re-shingled to the joint of the perpendicular roof line. The old shingles, she stated, would be used to repair the broken shingles over the front door.

Moving to the rear of the house, Ms. Arey testified that the flat roofline of a 1979 addition would be extended about 9-10 ft. to meet the roofline of an existing bay window area. This would eliminate a dilapidated deck, providing for a screened porch. An existing wood door located under the awning will replace the existing sliding glass doors for access into the screened porch. Also, under the new roof extension, an 8' x 10' area would be enclosed for a closet.

In response to a question from Jeff Sowers, Ms. Arey stated that she did not have elevations for the screened porch, but would not have a problem with coming back for the October meeting with the drawings.

Ms. Arey further testified that the existing sheet metal roofing material on the outbuilding would be re-roofed with composition shingles to match the house; as well as Hardy Board lap siding to match the house. She also requested removal of shutters from the building and removal of an existing exterior door to a style more suitable for the building. A sliding glass door that would be removed from the rear of the house will be re-located, out of sight, to the southwest wall of the building on the shed-roof side.

There was no one present to speak in support or opposition to the request.

Kathy Walters made the following motion: "I move that the Commission find the following facts concerning Application #H-54-04 – that Mary Arey, owner of 415. W. Marsh St., appeared before the Commission and sought a Certificate of Appropriateness to make exterior changes to the house and garage detailed in their list as items 1 through 10; that no one appeared before the Commission to support or oppose this request, this request should be granted based on The Secretary of Interior Standards for Rehabilitation and Chapter 2 – Changes to Buildings – Wood, pages 26-27, guidelines 1-3 and 5-11; Chapter 2 – Changes to Buildings – Windows and Doors, pages 14-17, guidelines 2 and 5; Chapter 3 – New Construction and Additions – Additions, pages 44-45, guidelines 1-11; Chapter 2 – Changes to Buildings – Garages and Outbuildings, pages 22-23, guidelines 1-3 and 5-10 of the Residential Historic District Design Guidelines; therefore, I further move that a Certificate of Appropriateness for Application #H-43-04 be granted to Steve and Mary Arey, owners of 425 W. Marsh St., to make the changes detailed in the application with the following changes agreed to be the applicant: pertaining to item #7 - the construction of a screened porch in the existing deck area will be brought back with proper elevations to the Commission at a later date for approval.

Ronald Fleming seconded the motion.

The Commission discussed whether or not the garage gable brick work should be covered with Hardy Plank siding as requested in her item #1 after a question was raised by Michael Young.

Charles Paul stated that he had no problem with covering up the gable because the other gables are done that way. Kathy Walters agreed, as did Jeff Sowers, and Ron Fleming. Michael Young stated that if the project was a tax credit project, he is sure the Department of Interior would not allow the brick to be covered up.

Ms. Arey reminded the Commission that the garage was an addition. She said interior brick was so it did not match the rest of the house.

Michael Young then stated that he was satisfied with that explanation; there was no additional discussion.

The Chair called for the question. All members present voted AYE.

H-55-04        **202 S. Fulton St.** – Paul E. & Sue P. Fisher, owner; Gary C. Stout, applicant – Certificate of Appropriateness for reconstruction of garage destroyed by fallen tree

David Phillips, first of all, informed the Commission of the rezoning sign that has been placed on the property for a special use permit request. He explained that the owner had requested approval to locate the building back on the same spot as the previous building had been before being destroyed by a fallen tree, which required a special use permit approval. He further stated that the approval was granted by City Council.

Gray Stout, architect for the property owners, was sworn to give testimony for the project.

Mr. Stout testified that the new building will be a 28 ft. square with a slight offset back toward the house with a porch. He said all 4 sides of the square would have 12 on 12 gables going in each direction. From the slides he presented the elevations, indicating the half-round windows that would be repeated in the other gables; however, there would be no windows in the lower area of the façade. He said that decision was suggested by DRAC and made for security reasons, and also because the adjoining neighbors prefer the wall as a backdrop to their gardens.

Mr. Stout presented the materials to be used which included Hardy Plank siding that would match the existing house. He described the columns and presented a brochure to show the proposed garage doors.

The garage will also include an area for storage space, which when allowed, could become guest quarters.

Mr. Stout requested an architectural type shingle for the new garage and the house which would have the look of the shape of a slate roof.

Charles Paul asked that Mr. Stout come back for that approval in order to present a sample of the shingle requested.

There was no one present to speak in support or opposition to the request.

Wayne Whitman made the motion as follows: “I move that the Commission find the following facts concerning Application #H-55-04 – that Gray Stout, architect, Paul and Sue Fisher, owners of 202 S. Fulton St., appeared before the Commission and sought a Certificate of Appropriateness to reconstruct a garage destroyed by a fallen tree, that no one appeared before the Commission to support or oppose this request, this request should be granted based on The Secretary of Interior Standards for Rehabilitation and Chapter 3 – New Construction and Addition, pages 40-44, Site guidelines 1-7, and Building guidelines 1-10 of the Residential Historic District Design Guidelines; there are no mitigating factors; therefore, I further move that a Certificate of Appropriateness for Application #H-55-04 be granted to Paul and Sue Fisher, owners of 202 S. Fulton St., to make the changes detailed in the application.”

Michael Young seconded the motion; all members present voted AYE.

Charles Paul complimented Gray Stout for such beautiful, detailed, and hand-drawn designs that he always submits for review of his projects.

### **Committee Reports**

Minor works David Phillips presented the minor work approvals for July and August. There was no discussion.

### Notes from Janet Gapen

Janet informed the Commission of the resignation of Commission member Dr. Clara Jones who recently relocated. She said that Mrs. Raemi Evans, a resident in the Livingstone College area, was appointed by the City Council at their September 7<sup>th</sup> meeting to replace Dr. Jones. Mrs. Evans will start at the October meeting.

Janet informed the Commission that notifications have been mailed out for the Historic Preservation Incentive Grant. The deadline is October 15<sup>th</sup>.

Continuing, Janet informed the Commission that another re-zoning courtesy hearing is scheduled for the next Planning Board meeting on September 14<sup>th</sup>. She said the request is to change everything that is currently zoned B6 to B5 on S. Main St. down to Thomas St. The request, she said, would then be heard by City Council in October.

## **Minutes**

Kathy Walters stated that from her recollection of the testimony presented for Application H-47-04 - 428 W. Bank St., the applicant proposed to paint the carriage doors in the same color as the trim on the house rather than Black to match the shutters, as shown in the minutes.

\*The Chair asked that the tape be checked to verify the correct color.

Ms. Walters then made a motion to accept the minutes with the possible correction; the motion was accepted with common consent.

## **Adjournment**

There being no other business for discussion, the meeting was adjourned at 6:00 p.m.

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Charles Paul, Chair

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Judy Jordan, Secretary

\*In listening to the tape of the meeting, the request was to paint the carriage doors Black to match the shutters, as stated in the minutes.

